



CBRE

RETAIL for LEASE

Arlin Markowitz*
Alex Edmiston*
Jackson Turner**
Teddy Taggart*

416 362 2244

www.cbre.ca **CBRE**

NINETY FOUR
Cumberland

CORNER RETAIL FOR LEASE IN THE HEART OF BLOOR-YORKVILLE

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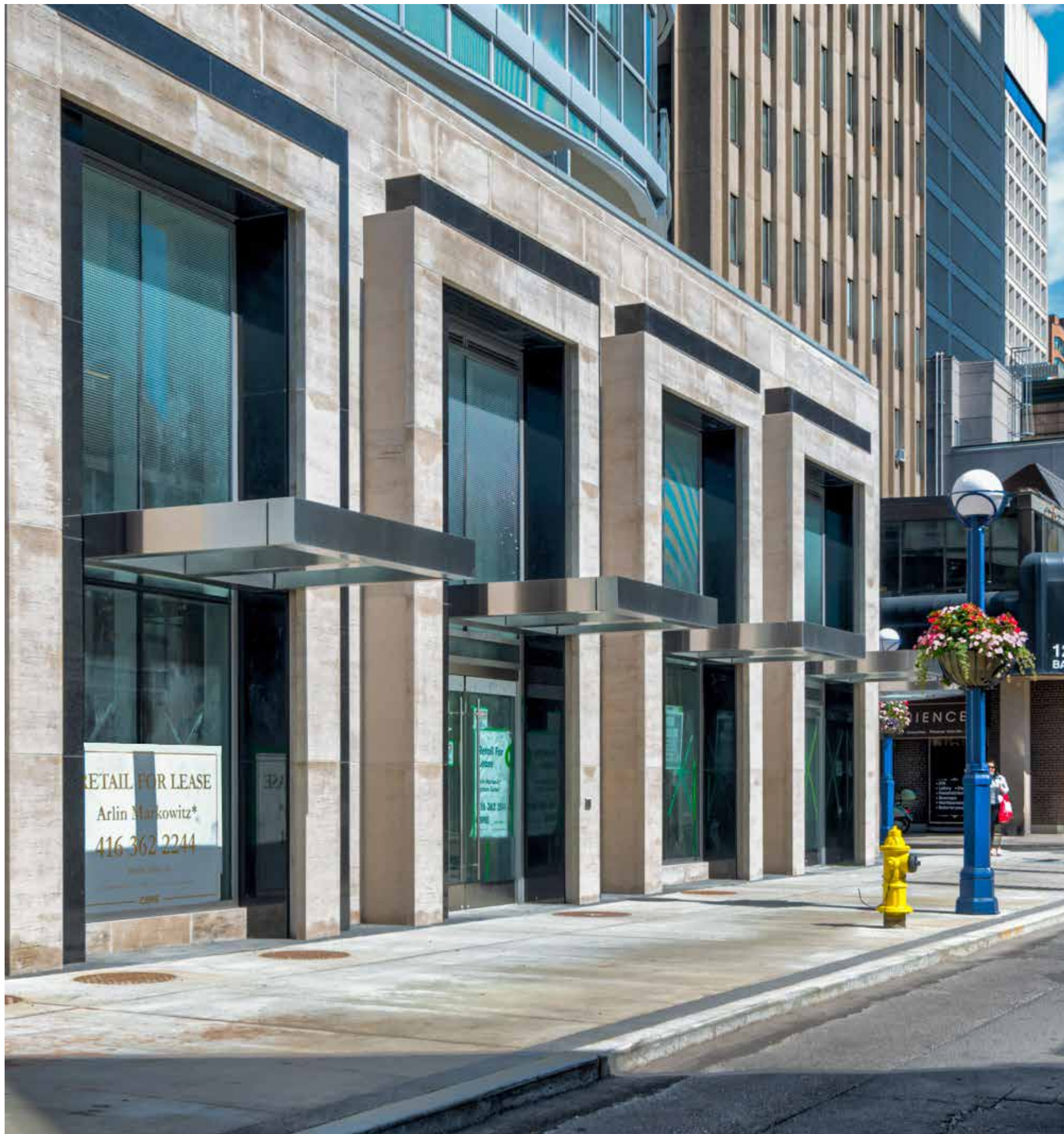
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*Photo Representative
**CBRE Leasing, Inc.



Located in the heart of Yorkville
AT THE CORNER OF BELLAIR & CUMBERLAND



NINETY FOUR *Cumberland*

5,280 SF (divisible)

18 ft. Ceilings

Located in the podium of the brand new
Minto Yorkville Park Condominium

The space includes 1 dedicated parking spot
and a storage locker

85 ft. of Frontage on Bellair

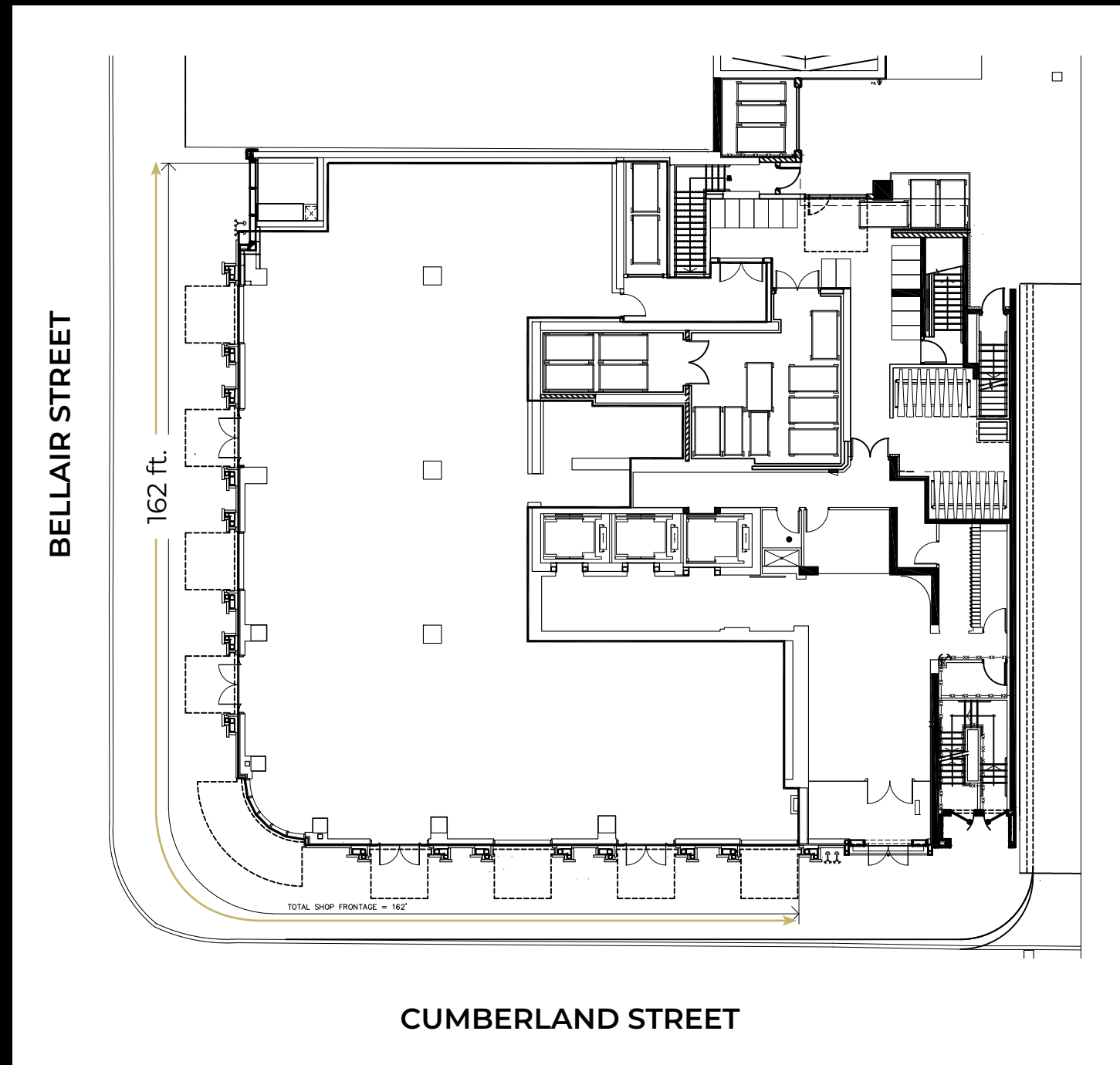
73 ft. of Frontage on Cumberland

Steps from Bay subway station

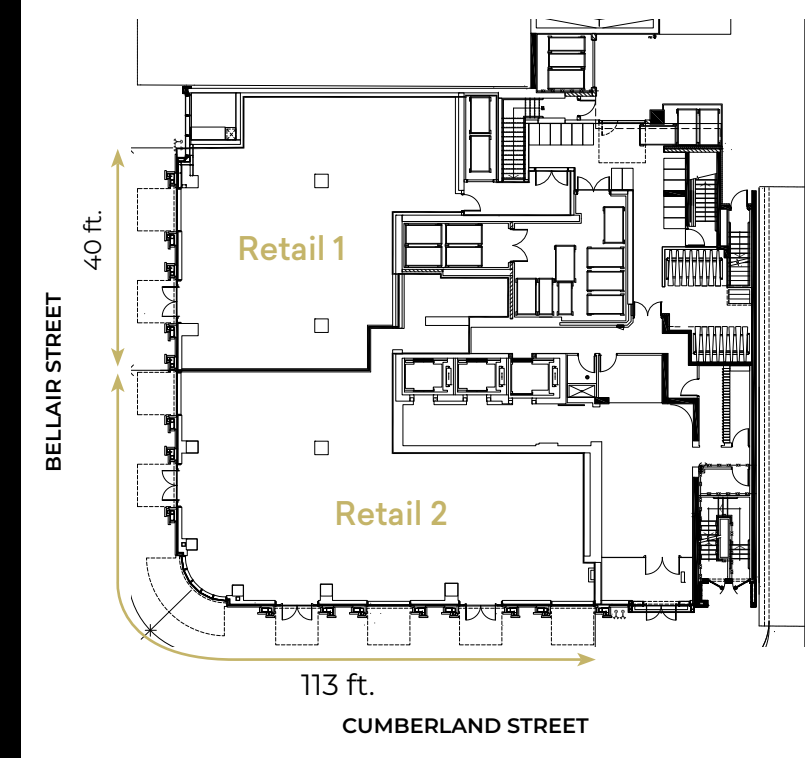
Available Immediately

Floor Plans

Single Tenant Floor Plan | 5,280 SF

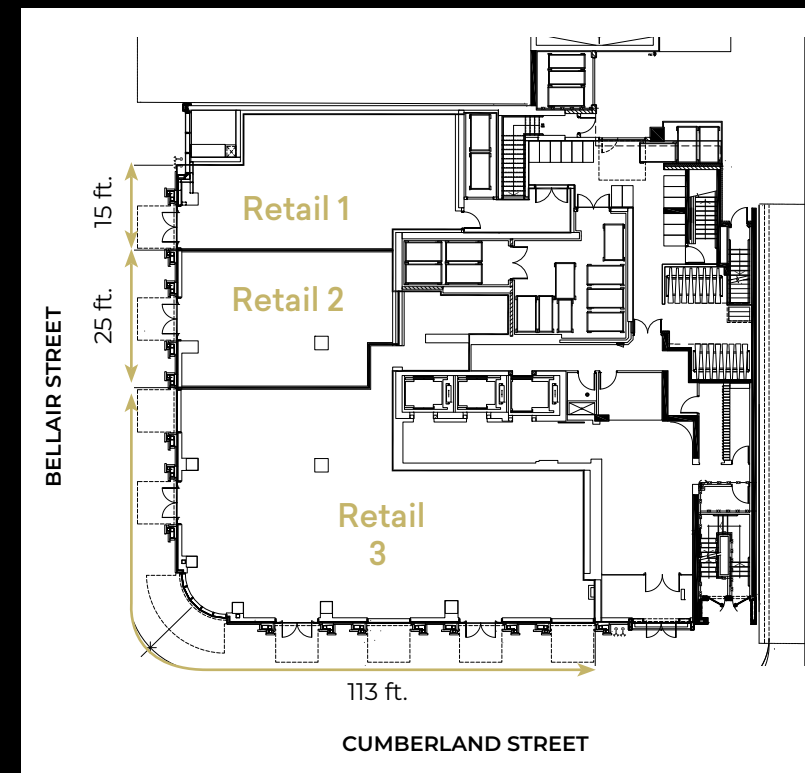


Two Unit Floor Plan



Retail 1: 2,318 sq. ft.
Retail 2: 2,907 sq. ft.

Three Unit Floor Plan



Retail 1: 1,360 sq. ft.
Retail 2: 960 sq. ft.
Retail 3: 2,907 sq. ft.

BLOOR yorkville BR

The Bloor-Yorkville node represents the pinnacle of Canadian high-street retail. The Yorkville and Cumberland area is recognized internationally as one of the top ten shopping destinations in the world, with high-end fashion uses dominating the street front. The area provides residents and tourists with the country's most prestigious selection of luxury and aspirational retailers demonstrating the highest net rental rates in Canada. The area boasts 2.3 million sq. ft. of retail space, 1.5 million of which is street-front. Retail sales performance along the Bloor Street corridor often exceeds \$2,500 per sq. ft.

94 Cumberland is strategically located on the best corner in Yorkville, the crossroads where Bloor Street West, Bay Street and Bellair Street collide, steps from Chanel, Sassafras, Free People and Off White. Other neighbouring retailers include Christian Louboutin, Brunello Cucinelli, Versace, Alobar, Stone Island, the Hazelton Hotel, the Four Seasons Hotel, Kate Spade, Barry's Bootcamp, Lululemon, TNT, Equinox and Soul Cycle.





Notable Neighbouring Tenants

//



*Chanel
Versace
Brunello Cucinelli
Kasa Moto
Kate Spade
Off White
Christian Louboutin
Stone Island
Alo Bar
Barry's Bootcamp
Four Seasons Hotel*



*Equinox
Soul Cycle
One Restaurant
Buca
Planta
Sephora*

Location Map

Avenue Road	<p>P 427 SPACES</p> <p>Whole Foods Equinox Fitness</p> <p>YORKVILLE VILLAGE</p> <p>ba&sh</p> <p>James Perse</p> <p>Hazelton Hotel</p> <p>One Restaurant</p>	Hazelton Avenue	<p>Vera Wang</p> <p>Sassoon</p> <p>Oggi Salon</p> <p>The Brow House</p> <p>Dentist</p>	50 Scollard	
	<p>STK</p> <p>Lumas</p> <p>Yorkville Plaza</p>	<p>CNTBND</p> <p>Cibo</p> <p>Alo</p> <p>Oxley</p> <p>P 300 SPACES</p> <p>Hemingway's</p>	<p>Kasa Moto</p> <p>101 Yorkville</p> <p>Christian Louboutin</p> <p>Free People</p> <p>Pink Tartan</p> <p>Kate Spade</p> <p>Fiorio</p> <p>Toni & Guy</p> <p>Wolford</p> <p>Off White</p> <p>Sassafras Restaurant</p>	<p>Trattoria Nervosa</p> <p>The Gelato Shop</p> <p>Laywines</p> <p>Pusateri's</p>	<p>P</p> <p>1036 SPACES</p> <p>Wine Rack</p> <p>Cali Love</p>
Avenue Road	<p>Prairie Girl Bakery</p> <p>Options for Her</p> <p>Louis Vuitton</p> <p>Tiffany & Co.</p>	<p>Nespresso</p> <p>Lululemon</p> <p>Aveda Salon</p> <p>Nicolas See Optical</p> <p>M</p> <p>Burberry Intermix</p> <p>St. John</p> <p>Gucci</p> <p>Calvin Klein</p> <p>Guerlain</p> <p>Browns</p> <p>Brooks Brothers</p> <p>J Crew</p> <p>L'Occitane</p> <p>Kit & Ace</p>	<p>YORKVILLE PARK</p> <p>100 Bloor</p> <p>Barry's</p> <p>Bootcamp</p> <p>Hermes</p> <p>Kupfert & Kim</p> <p>Holt Renfrew Men</p>	<p>Decium</p> <p>Borgo Uomo</p> <p>Brothers</p> <p>Harry Rosen</p> <p>Banana Republic</p> <p>Roots</p> <p>Hakim Optical</p>	<p>Gruppo Milano</p> <p>Legs Beautiful</p> <p>Planta</p> <p>Gap</p> <p>Saint Laurent</p> <p>Holt Renfrew</p>
	<p>Club Monaco</p> <p>Peloton</p> <p>Mont Blanc</p> <p>Stuart Weitzman</p> <p>Max Mara</p> <p>Moncler</p> <p>Escada</p> <p>Cartier</p> <p>Prada</p> <p>Mulberry</p> <p>Coach</p> <p>Christian Dior</p> <p>Dolce & Gabbana</p> <p>Rolex</p> <p>Cole Haan</p> <p>Victorinox</p> <p>Fire & Flower</p> <p>MCM</p> <p>Mac</p> <p>APM Monaco</p> <p>COS</p> <p>Sephora</p> <p>TD Bank</p>	<p>Bloor Street West</p>	<p>Bellaire Street</p>	<p>Bay Street</p>	<p>Briks</p> <p>Eataly</p>



Join Chanel, Christian Louboutin & Versace
in Toronto's Hottest Retail Neighbourhood

At the Epicentre of a Transforming Node



The newly redeveloped Manulife Centre featuring Canada's first Eataly



*1200 Bay Street, the
second tallest tower
proposal in the country*

94 Cumberland is situated among some of Toronto's most transformative development projects, welcoming a combination of new luxury residential towers and retailers. The newly proposed tower at 1200 Bay Street (Canada's second tallest tower proposal- 87 storeys) and The One at 1 Bloor Street West (currently under construction), will continue to dramatically reshape the immediate skyline at Yonge and Bloor.

Retail development projects in the area include the Manulife Centre redevelopment, the Holt Renfrew Flagship at 50 Bloor Street West and the retail podium at The One Condominium. The recently renovated Manulife Centre features Canada's first Eataly, drawing significant foot traffic to the area. The Holt Renfrew Flagship is currently undergoing a major transformation that will include a new modern facade, updated interior and a restaurant space. Lastly, a new Apple Flagship has been confirmed for the corner of Yonge & Bloor in the podium of The One, drawing even more traffic into the area.



Canada's Most Exclusive Residential Market

Bloor-Yorkville is experiencing dramatic intensification with a series of high-end residential and retail uses in the immediate vicinity of 94 Cumberland Street. There are 20 condominium projects in various stages of development totaling more than 7,000 units in this node. The One, an 85 storey condominium currently under construction on the south west corner of Bloor & Yonge, once complete will be the tallest condo in Canada and will have a total of 416 suites.

*50 Bloor Street West:
70 storey mixed-use
condominium tower
above Holt Renfrew.*



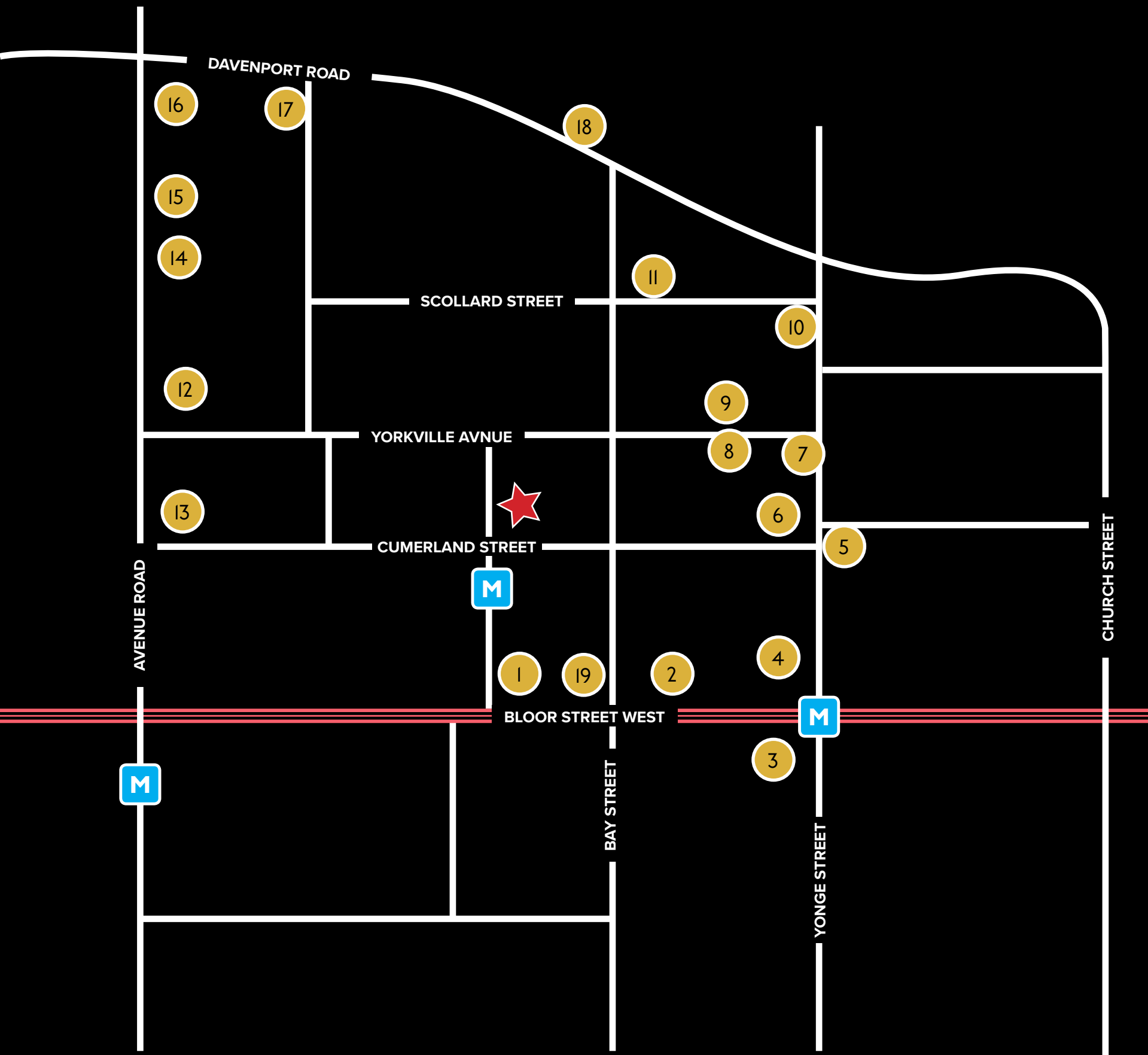
*The One:
85 storey condominium, currently
under construction at the corner of
Yonge & Bloor.*

Area Developments

Active/Proposed Condominiums in Proximity to 94 Cumberland Street

#	Condo/Address	Units	Status
1	80 Bloor Street West	565	Pre-Construction
2	50 Bloor Street West	600	Pre-Construction
3	The One	416	Under Construction
4	Cumberland Square	1,595	Pre-Construction
5	771 Yonge Street	136	Pre-Construction
6	Eight Cumberland	371	Under Construction
7	1 Yorkville	577	Under Construction
8	11 YV	719	Pre-Construction
9	33 Yorkville Avenue	1,029	Under Construction
10	1 Scollard	165	Pre-Construction
11	50 Scollard	64	Pre-Construction
12	33 Avenue Road	74	Pre-Construction
13	200 Cumberland Street	51	Under Construction
14	89 Avenue Road	47	Pre-Construction
15	121 Avenue Road	11	Pre-Construction
16	151 Avenue Road	71	Under Construction
17	128 Hazelton Avenue	21	Under Construction
18	100 Davenport	53	Pre-Construction
19	1200 Bay Street	332	Pre-Construction
★	94 Cumberland Street	200	Recently Complete

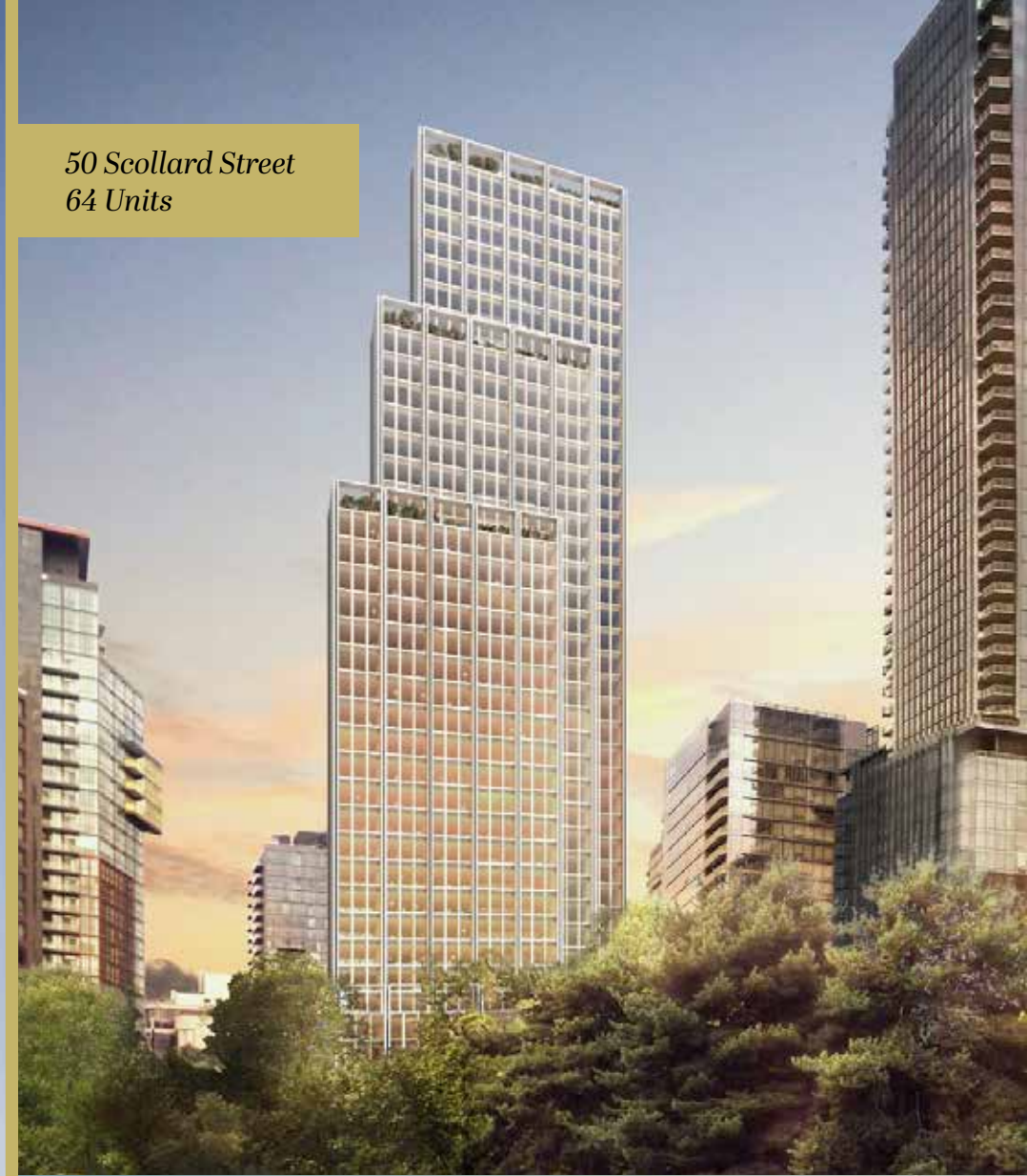
+/- 7,097
New Condominium Units





11 YV
719 Units

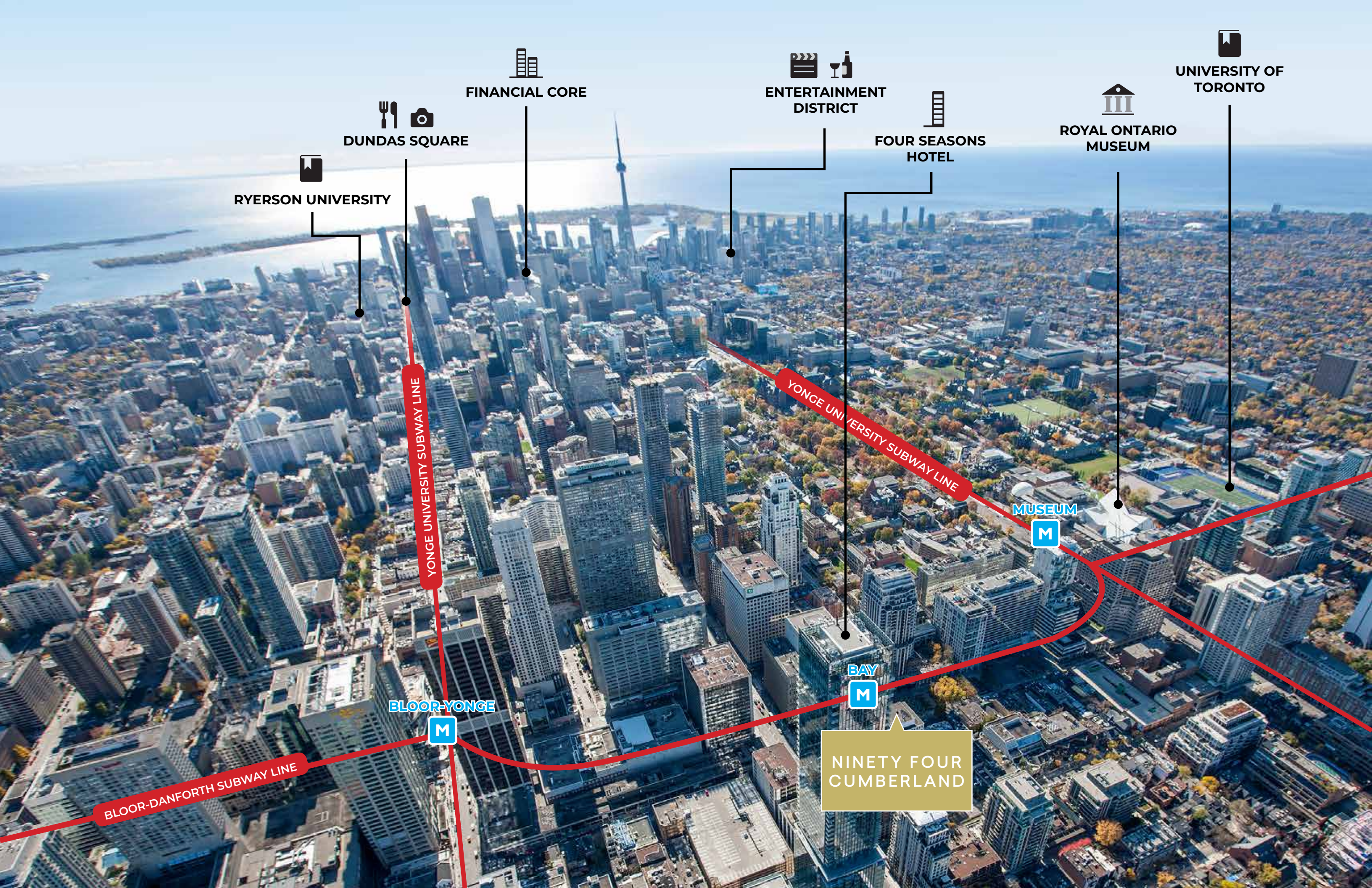
100 Davenport Road
53 Units



50 Scollard Street
64 Units



33 Yorkville Ave
1,029 Units



RYERSON UNIVERSITY

DUNDAS SQUARE

FINANCIAL CORE

ENTERTAINMENT DISTRICT

FOUR SEASONS HOTEL

ROYAL ONTARIO MUSEUM

UNIVERSITY OF TORONTO

YONGE UNIVERSITY SUBWAY LINE

YONGE UNIVERSITY SUBWAY LINE

BLOOR-DANFORTH SUBWAY LINE

BLOOR-YONGE

MUSEUM

BAY

NINETY FOUR CUMBERLAND

Demographics



\$248,036

AVERAGE HOUSEHOLD INCOME*



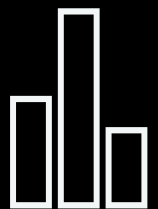
28,622

DAYTIME POPULATION*



23.1%

POPULATION CHANGE (2018-2023)*



52.5

MEDIAN AGE*

*WITHIN 500 M OF
94 CUMBERLAND STREET (2018)



Demographic Overview

Toronto is the largest city in Canada and the fifth most populous city in North America. The various commerce and business districts of Toronto feature a daily influx of commuters from throughout the GTA increasing the daytime population by 181% (over 400,000 people) providing excellent support for retail locations and restaurants throughout downtown. Toronto tourism saw a record number of visitors in 2018, hosting more than 43.7 million visitors, generating \$8.8 billion for the local economy.

Bloor-Yorkville is a highly sought-after location for well established professionals, situated in downtown Toronto. The one kilometer radius surrounding the Property supports a total population of 45,633 as of 2018, projected to increase to 50,720 by 2023. As of 2018, the average household income within half a kilometre radius of the Property was \$248,036, well above the city of Toronto's average income of \$113,634. This demographic snapshot of the surrounding area is highly representative of the affluent individuals with disposable income for both investment and consumer spending.

Contact us or visit our website at
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